

**Village of Brewster  
Planning Board Meeting Minutes  
September 21, 2021**

**BOARD MEMBERS:**

Chairman: Rick Lowell  
Vice Chairperson: Janet Ward  
Boardmember: David Kulo  
Boardmember: Marti Foster  
Boardmember:  
Village Counsel Greg Folchetti  
Village Engineer: Todd Atkinson  
Liaison: George Gaspar

**ABSENT:**

Katy New

Chairman Lowell led the Board in the Pledge of Allegiance, whereupon the proceedings were called to order at 7:30pm.

**REGULAR MEETING:**

Boardmember Kulo made a motion to open the regular meeting, seconded by Boardmember Foster, and passed all in favor.

**28 EASTVIEW:**

Chris DeBellis of DeBellis Construction and Brian Stokosa appeared before the Board representing this application.

Chairman Lowell said does anyone have further questions on this project or are there any other engineering remarks. Mr. Atkinson said there are other engineering remarks that were put into the Conditional Final Resolution. Mr. Folchetti said that's correct. He said I don't think it has been signed, but it has been prepared with the conditions, dedication, and if there is a bond it has to be set and posted before the map is signed.

Mr. Stokosa said we updated the SWPPP in conformance with Mr. Atkinson's remarks, the survey descriptions came in for the right-of-way for the easement expansion and for utility access for the lots, and we just made some general plan updates. These included the curbing and the sidewalk, he said. Boardmember Ward said I noticed there was quite a bit of detail added; it looked like it answered any of the questions that I could remember I had.

Mr. Folchetti restated the conditions: Mr. Atkinson's last memo, the acceptance of the dedication of the facilities and property by the Village Board of Trustees, and the site plan bond that has to be posted after calculation by the Village Engineer which should be posted before such time as the plan is signed.

Chairman Lowell said utilities are all going to be buried. Mr. Stokosa said yes. Chairman Lowell said I am otherwise satisfied with this application; do any other board members have any comments.

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Boardmember Foster said on page 4 with regard to the turnaround; if there are vehicles that are not parked in the garage, is there still room for a plow truck to turn around and other things. Mr. Stokosa said yes. Boardmember Foster said cars can park on the street here; they don't have to be in the garage. Mr. Stokosa said there's a fair amount of room here; we did the turning analysis for the plow truck and it met the Highway Department standards and also as you move your way into the individual lot areas, we have the standard 25 or 35 ft. turnaround inside the homesite area for vehicle movement. Boardmember Foster said plows will be going in this way; they have room to turn around and come out? Mr. Stokosa said per our discussion with Highway, yes. He said this is the way the Highway Department wanted the cul-de-sac configured. Mr. Atkinson said are you asking about plowing the road or plowing the driveways. Boardmember Foster said plowing the driveways. Mr. Atkinson said they're going to have to go down and more than likely back out.

Chairman Lowell said Mr. Folchetti, the next move would be to read the resolution and vote? Mr. Folchetti said you voted in August. We're just discussing the conditions, he said, you made a Negative Declaration under SEQRA and you voted to conditionally approve it. Chairman Lowell said the conditions are all utilities underground, applicant is responsible for maintaining all stormwater management facilities on the site, all signage conforms to Section 199, must be signed by the Chairman of the Planning Board, and any bond to be set by the engineer as well as the memo of Todd Atkinson of July 20, 2021.

Boardmember Ward said the approval by other agencies would be done through the Building Department? Mr. Atkinson said the septic and water is via the Village, which has already been done by the Village Board and the Building Department would issue the building permits. Boardmember Ward said so the DEC or any those; that's already been done? Mr. Atkinson said that's already been done as part of the review, yes.

Chairman Lowell said we've passed the resolution so there is no vote, nothing, we are done. Mr. Folchetti said I thought they were on just to report as to the status of the conditions tonight; not necessarily for action.

Mr. Stokosa said we will coordinate with Mr. Atkinson on the bond and then post that with the Village prior to signing, correct? Mr. Atkinson said correct. Mr. Folchetti said it will either be a Surety Bond that I will review or if a cash bond you can just go to the Treasurer.

**IPARK – URBAN RENEWAL PLAN:**

Ted Culter with Tecton Architects, Ernest Nepomuceno, Senior Designer at TechTon Architects, and Jeff Contelmo from InSite Engineering appeared before the Board to represent this application.

Mr. Cutler said we will go through the architecture and where we are now and then pass it on to the site development. He said I wanted to start with remembering our last

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meeting that this is a continuation of years of work with the community, designers, and developers. He said our last joint session work session was more of the same and we had responded to things like pulling the development off Tonetta Brook to expose that natural area and recreating the Main Street edge that's so important here in Brewster, and embracing the arts like the Southeast Museum and Library and somehow incorporating that. At our last meeting, he said, together with the two boards, we collected a whole bunch of ideas and concerns and a lot of those will come as we go through the phases such as security, blue light call boxes, access to the courtyards for emergency response. He said we talked about Main Street landscape and streetscape design as well as lifestyle with the River Walk, maximizing the views from the rooftops, embracing the landscaping between the buildings. Also with technology and people today wanting everything in their hand, he said. Mr. Culter said the three things that we really took away from that meeting were: first, eroding the height of the development; second, all views are the front door of Brewster so Marvin, Railroad and Main are all Main Street to us and you so we spent some time on those elevations and the design of that; and third, the mix with the opportunities and alternatives for retail on Main Street. With that, he said, I want Ernest to just touch on the renderings that are in your packet and page 14 is the Main Street view if you wanted to see it up close.

Mr. Nepomuceno said we developed this a little bit more from the last presentation with the retail on Main Street and the flexibility of what Main Street will be with mom-and-pop shops and cafes, restaurants as well as activity with the railroad. He said we talked about eroding the height, giving a little bit more sensibility to the scale of the buildings. As you can see, he said, we've undulated and pushed back some of the top stories with amenities with rooftop terraces. He said we are trying to embellish the architecture so it compliments the detail that is along Main Street such as the windows so that there is not just one language of window typology. Mr. Nepomuceno said as the topography starts to go down, we put a café on the corner by Railroad Ave. He said you can see the connection we are trying to make with the other side of Main Street with the Southeast Museum where we broke down the architecture and set back the top two floors to create layers. He said you can see the garage doors with what we envision as the brewery with residential on top including outdoor space on upper levels. Mr. Nepomuceno showed on the plans how you can enter the parking structure from Main Street, Park Street, and Marvin Ave. Mr. Nepomuceno said there is Tonetta Brook and a nice buffer of trees along Railroad Ave. and changing the material of the building will give it a more residential feel as you wrap from Main Street over to Marvin. He said at the corner of the entrance to Marvin you have an archway with some panel details although it is still a work in progress. He said we would be sticking with the red brick that was used at the corner of Main Street and Railroad and tying it back through. He said we have parking along the grade level of Marvin and will be developing the landscaping more as the project develops further.

Boardmember Foster said is that black car going into some sort of underpass. Mr. Nepomuceno said yes, this is parking at the lower level of Marvin with residential up on top and it's a separate entry and there is another entry for the garage.

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Chairman Lowell said it looks a lot nicer than what we first saw.

Mr. Nepomuceno said this is a snapshot of what we are looking at and is a work in progress. The change in materials helps reduce the impact of the buildings, he said. Chairman Lowell said did it have all the same setbacks before. Mr. Nepomuceno said the setbacks are all the same with the exception of the areas that we set back more to create some shade and shadow along the Marvin façade. Boardmember Foster said Marvin Avenue is kind of a limited street and to go the other way you have to go all the way to the end, down a steep hill, and then come out to that crazy intersection by Dominos. He said I'm concerned about the garage with all those cars going into Marvin Avenue, which isn't that great of street; what traffic studies have been done. Mr. Contelmo said we submitted in the attachments some initial discussions and there is a memo that was prepared that we plan to bring to the Board to discuss in more detail, but initially what we did was quantify some of the traffic generation and also performed a parking accumulation study having to deal with the justification of the size of the parking garage. He said I'm not the traffic guy but it was felt that it was important to bring the residential portion of the parking off of Marvin Avenue and get it off Main Street. By dispersing the traffic through some of the different entry levels that have been provided, he said, will hopefully lessen the impact. Boardmember Ward said by Dominos would be a natural flow because Railroad Avenue is going to get backed up so that would have to be considered. Boardmember Foster said that's a very bad intersection by Dominos that should be looked at further. Boardmember Ward said I think that having most of the residential come in that way makes sense, but have it as a whole like how you get in by Dominos and out; that traffic pattern. Mr. Contelmo said yes, I know the intersection; I've been up and down plenty of times and I will pass that along.

Boardmember Foster said the residential parking and commercial parking is in the same lot or is it separate lots? Mr. Contelmo said the garage is actually going to be different levels and how they are broken off internally and how traffic is managed within it, we really haven't figured that one out yet. Boardmember Ward said it will add some to the commercial parking availability and then it will provide for all the residential parking. Mr. Contelmo said right, and that's where the parking accumulation study addresses how the demand for parking at different time periods raises up and lessens down. Boardmember Foster said there are 500 parking spots for 475 residential units? Mr. Cutler said 430 residential units. Boardmember Foster said so if each unit has one car, then that leaves 70 spots for commercial usage. Mr. Contelmo said I think that math is off a little because with transit-oriented development, which this is, the actual parking demand is far less than one per unit; again if you look at the parking accumulation study, I think the number is much lower than that for the residential demand and is more like 300 or so cars as opposed for 400 or so cars. Boardmember Foster said it may be transit-oriented but people go shopping and do laundry and other stuff and I would think that a lot of people that live there would have cars. I am very concerned about the ratio

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of parking spots to residents, he said. It's not a show-stopper but I think it's something that has to be addressed with a study, he said.

Chairman Lowell said I have a question about the street level on Main Street; is that page 11 of this book. He said page 14 doesn't look like Main Street at all. He said you have a café, common area, an entryway, coworker area, and then a bunch of lofts; I don't really see any retail space? Mr. Cutler said I think you are looking at an older package. Chairman Lowell said August 6. Boardmember Ward said I have September 15.

Chairman Lowell said can I get an idea of what is artisan retail and what's the square footage of each of those stores. Mr. Cutler said the intent there for each of those six units is to have a loft residential space for someone in the arts who wants to work, be in the public eye and display and sell. The main level is retail, he said, and the upstairs is the residential. He said the artisan retail space is about 500 sq. ft. or less and then it's 500-600 sq. ft. for the loft area/living area. Mr. Cutler said that whole area in purple is designed with tall heights; 16 ft. floor to floor, which is appropriate on Main Street, but also constructed with limited bearing walls so it's very resilient to change to market conditions over time. You can even change during construction, he said, if artist lofts are what's selling and what works for Main Street or more restaurants and bars or small mom-and-pop retail then we can adapt to that. Chairman Lowell said these walls can be broken down and spaces opened. Mr. Cutler said absolutely or built appropriately when we know what the market is. He said most of the purple is residence and is around 1100 sq. ft.

Boardmember Foster said what do these red arrows mean. Mr. Cutler said those are access points, they are diagrammatic – either pedestrian or vehicular access points. There are a lot of front doors as you can see, he said. I do want to make one correction as that one access from Main Street would be for pedestrian and emergency vehicles; the arched area off of Main.

Chairman Lowell said are all of these wings going to be interconnected; all these residential areas. Mr. Cutler said yes. Chairman Lowell said you're going to have some kind of door key for everyone. Mr. Cutler said yes, absolutely and an appropriate way for residents to let in guests. Chairman Lowell said once you get inside you could go anywhere within this whole property. Mr. Cutler said yes.

Mr. Contelmo said do you mind if I take a minute and walk you through the site plan and some of the outdoor design features. Just by way of big picture, he said, you have Main Street here, Railroad Avenue, Marvin, Park Street goes away. The old bank building at 1 Main Street remains, he said, on the corner as it did. The parking along Railroad Avenue primarily stays intact as it is with MetroNorth parking and how the Village handles this parking, which is currently taxi parking. As Mr. Cutler pointed out initially, he said, Tonetta Brook is a major natural feature that we're trying to preserve and take advantage of it. We have some ideas for a little walkway through there and a little

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pocket park down on the corner, he said. As Ted and Ernest explained, he said, the multistory building wings step coming down the hill where the elevation is 390 in rough numbers up on Main Street and 350 down Marvin Avenue so there is a 40 ft. grade change. He said the courtyards break up in those steps and become usable green space that the residents will have access to. The main entrance to the public municipal office will be between the library and museum, he said. Mr. Contelmo said the entrances off Marvin are intended for residential purposes. He said there is a fair amount of work to do just in determining how to tie in to water and sewer and Mr. Atkinson's office is currently working on stormwater management improvements that is kind of regional for this corner of the Village.

Boardmember Foster said what is there now, parking. Mr. Contelmo said yes, that's a parking lot. Boardmember Foster said will that stay. Mr. Contelmo said no, the parking goes away. Boardmember Ward said that's one thing that I'm questioning; where does all the railroad parking go because isn't the parking garage over that. Mr. Cutler said no, the parking lot sits here and that parking lot is south of us so we're not really working on that portion. Mr. Atkinson said it's permit parking right now. He said as part of the land transfer of the actual parking lot behind Bob's Diner, which is what will be built on for this; as part of that agreement the DEP requires the Village to put in a stormwater basin in that parking lot. He said that parking will be eliminated and replaced with a new basin and those plans were submitted on Friday to DEP. Boardmember Ward said we have lost most of the railroad parking. Mr. Atkinson said there is all the MetroNorth parking on the other side of the road, all of it going up North Main. You will lose the parking behind Bob's Diner and you will lose the parking down in that parking lot, he said. On a typical day there will be 8 to 10 cars in that parking lot, he said, and behind Bob's Diner you will see maybe 24 cars. Chairman Lowell said how many cars were in those lots pre-pandemic. Mr. Atkinson said that's a good question, I'm not sure. One of my comments, he said, is to have a discussion about parking as the parking structure is being designed based on the needs of the buildings that are being proposed, but we need to take into account what parking we are losing also. Boardmember Ward said yes, you are losing that income to the Village. Mr. Atkinson said where the wastewater treatment plant is now used to be around 160-200 parking spots as well that was removed. Boardmember Ward said we want people parking here as it will drive the retail business. Mr. Cutler said when we looked at that parking the thought was that the uses for that parking are gone and this new parking is for the new uses and considered it apples to apples type of comparison. Mr. Cutler said we can look into it a little more deeply. Boardmember Ward said there are a lot of people from Connecticut that go to Southeast; we don't want to lose the commercial traffic in the Village. We want all those retail businesses to be busy, she said.

Mr. Contelmo said we did get a few comments from Mr. Atkinson and we're going to be meeting with him to go over them. He said we did have a partial survey where we did compare this initial packet and we've gotten more data on that so we will be making some refinements around the library and museum. This is a picture that shows kind of what we envision with some of the landscape and connections, he said, and as Mr.

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Cutler pointed out, this is really an opportunity for the Village to re-establish Main Street with a new streetscape and a new rhythm of buildings, parking, lighting, street trees. Mr. Contelmo said as I noted earlier, we feel Tonetta Brook area is really kind of special with a walkway that brings you down closer to it so you can appreciate it with some benches and a little pocket park on the corner. The main access into the parking garage, he said, for the municipal offices will be between the museum and library and will be a one-way in. The residential entries into the garage will be down on Marvin, he said. Boardmember Foster said Tonetta Brook with heavy rain can get very angry and very high and I'm concerned about a walkway near it. Mr. Contelmo said we've actually taken a look at that and there is actually flood plain associated with Tonetta Brook. He said there's been a detailed flood study done by FEMA and we actually have the elevations; Tonetta Brook actually comes about 2 ft. over Marvin Ave. We're paying really close attention to the elevation of the residential building, he said, and we do need a flood permit actually per Village Code.

Boardmember Kulo said is this whole site on bedrock. Mr. Contelmo said we haven't done site-specific borings, but we do have soil maps of the Village and County; I'm not sure what the depth of rock is in this area but we can get that information. Boardmember Ward said are there any mine channels there and can it support this. Man in audience (later found to be Mr. Alcott) said they go all the way down to Walter Brewster House under Main Street so you're going to have to consider that and they're like 5 stories tall, but it's very hard rock; it's magnetite, the richest iron ore in this hemisphere. Chairman Lowell said are there any old mine maps around. Mr. Atkinson said not that I have seen. He said when we did the water and sewer jobs, we did about 150 different borings throughout; I know I did three borings right down next to the Marvin Avenue headwall that was just installed last year so we have all that information.

Chairman Lowell said when we first started talking about this, I know there was talk about cutting off where Railroad Avenue veers right between Bob's Diner and 1 Main Street. Mr. Contelmo said I'm going to let Phil Greeley speak more to that, but I think he notes it gives better function to that intersection and should keep. Boardmember Ward said I saw that you had a note about a question of the location of the Town Hall and possibly moving that. Mr. Contelmo said there was early talk about the possibility of relocating that, but I think right now that may be off the table because it is difficult to move it for a lot of reasons. Boardmember Ward said there are a lot of trucks there so whatever the more advanced studies are that are provided should have that included and see how that intersection could be optimized.

Boardmember Foster said how are the businesses going to get supplies delivered. Mr. Contelmo said the businesses on Main Street would be loaded from the street like most of the other businesses. Boardmember Foster said that's a big problem lot of the time because big trucks have to double park. Chairman Lowell said has there ever been a market study to show the impact on the Village businesses of these commuters coming in from Connecticut or elsewhere. Do they actually spend money in any of the stores, he said, besides maybe a gas station. Mr. Cutler said I couldn't answer that question.

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Mr. Contelmo said there was a study when this all first started and I recall seeing something to that effect. Mr. Cutler said I think the positive impact to that will be the 430 units. Chairman Lowell said I'm just trying to get at whether we will miss that extra commuter parking.

Mr. Atkinson said are you still proposing a loading area off of Railroad Avenue. Mr. Cutler said yes, it comes in on the lower level below Main Street. Mr. Atkinson said that would alleviate some of the loading issues. Boardmember Ward said we're not making it user friendly for the bigger trucks that deliver for the Chinese restaurant or café, so if we could consider this as someone looking to rent will look at that flow. Mr. Cutler said there are elevators that would be common to any of the retail along that street; it all connects. Mr. Cutler said we do have an alternative: the lowest level of the parking garage has a receiving area with an elevator where you can go up and get right to the back of the brewery. Boardmember Ward said how do folks move in and out of their apartments. Mr. Cutler said there are five elevators between Main, Marvin, the garage to wings B and C, and you can come straight in between the brewery and wing A.

Chairman Lowell said what are the dimension from front to back. Mr. Cutler said 300 ft.

Boardmember Ward said this is all phase one that you're showing in this package. Mr. Cutler said we're not calling this phase 1 at all because we are hoping this is a catalyst to go beyond this zone. This is the entire phase, he said. Boardmember Ward said the EAF had two phases; one was to be completed. Mr. Cutler said the construction sequence might have been divided. Mr. Atkinson said based on the amount of area; over 5 acres you would do it in two phases. Boardmember Ward said it says commence date of phase 1 including demolition is October 2021 and the anticipated completion date of the final phase is October 2025, so from shovel in the ground to occupancy of what you have drawn here is October 2025; 4 years.

Boardmember Ward said there would be some sort of bonding mechanism to make sure that once we start so we at least complete this section. Mr. Atkinson said that's up to the Board. He said specifically, like the bond we talked before with 28 Eastview is more of a bond for the work within the right-of-way or within the Village property, but you could potentially request a bond. Mr. Contelmo said I think the bond that typically I have encountered is if we're touching the road, sewer; those public improvements are bonded so that if we don't finish and go away, we won't put the public at harm. In terms of the internal development, he said, it's really the applicant's risk there and if he starts a project and doesn't finish it, he has a lot of other problems. What we've seen other communities do is to take a site restoration bond, he said, where if someone comes in and starts something and leaves it a mess at least then the municipality can go and get it stabilized so it's not a nuisance or problem. You wouldn't bond something like the building or amenities, he said. Boardmember Ward said I am thinking you are going to have to do a lot of the demolition at one time and now you have open land for four years. Mr. Contelmo said that's addressed in the SWPPP and as construction proceeds, we're going to be subject to full SWPPP to both state and village standards



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and a big part of that is temporary and permanent stabilization. He said if we demo something and aren't going to touch it for a month we actually need to seed and mulch that area; that's all included in the plans.

Boardmember Ward said this EAF is a regular EAF; this is a big project so does that mean it will get an environment impact statement or is this it. Mr. Atkinson said that's what gets sent out right now for the intent to be lead agency and as you move through the process, then you determine how to proceed. Mr. Contelmo said the agencies would be communicating with this Board as lead agency and then you would be deciding what additional studies or information may be warranted. He said our hope is that the fact that we're building on a 10-year foundation of studies our hope is that with the full EAF and with the pertinent studies that we can provide, we can get to a negative declaration. Mr. Atkinson said you're reducing the impervious surface.

Boardmember Kulo said logistically, if you receive a delivery or you're moving; the access to building A vs building B or C, would one building be more advantageous or are they all going to have equal access. Are tenants going to have the ability to have deliveries done fairly efficiently throughout, he said. Mr. Cutler said we're ideally feeding the northwest corner and southeast corner so those two have loading areas. He said there are drop-off areas for packages or deliveries conveniently located. The connection of the garage to the ends of all three wings of the east, with elevators is going to be very helpful too, he said. Mr. Atkinson said in my opinion he is asking if someone goes to purchase one these living spaces, it's going to be told to them the best way to get your valuables in. Mr. Contelmo said in my experience when you get into a development of this magnitude, usually you're scheduling to come through with a single point of access for control.

Chairman Lowell said since you mentioned Uber-Eats it just reminds me that your target audience for this project orders everything off Amazon and other services; do you have a room to receive all of these packages. Mr. Cutler said there will be a couple different package management locations as that's one thing the pandemic taught every company, but even prior to that the trend was to order online. A good system for tracking it, notifying people on their phone that a package has arrived for them that sits in temporary lockers.

Chairman Lowell said how to you handle trash. Mr. Cutler said those two service points are the primary points. For residential trash we haven't gotten to the point where we are determining where chutes or trash rooms on each floor, he said, as there are a couple different ways to manage that. Chairman Lowell said where are the trucks going to come to pick up the garbage. Mr. Cutler said the garage's lowest level has a dock and there is another dock underneath the lobby.

Boardmember Foster said what about laundry. Mr. Cutler said I believe iPark decided that everyone gets theirs in their unit as that's what the market is looking for.

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Boardmember Foster said what are the ways for residents to get into the building. Mr. Cutler said there are ways to get into the ends of the wings via the archway off Main and everyone would have a fob or some way to get in to secure the buildings. Boardmember Foster said security for that many people is a concern.

Boardmember Foster said in the old package I received on page 3 it had something that was called an example balcony, which suspiciously looks to me like a New York City fire escape and I hope that's not part of your plan. Mr. Cutler said not a fire escape. He said I think that was more the combination of metal and brick that we were trying to demonstrate.

Boardmember Ward said what about school pick-up and drop-off as you have some two-bedroom as well as one-bedroom and studios. Mr. Cutler said I guess it comes down to the target audience. Boardmember Ward said it's the target audience, but it's also who exists here already as you have a significant housing shortage and a lot of families that are going to take the one or two bedroom. Mr. Contelmo said I think the pickup starts with the transportation office of Brewster Central Schools who probably already pick up on the Main Street blocks and could tell you what your pickup point is. He said I don't think there will be a specific new bus stop made up because of this project, but we can check with the central office and see what the pickup is right now on Main Street. Boardmember Ward said we are adding residential space and with two bedrooms parents with children are going to be there. Boardmember Foster said there will also be an impact on the school system and I am sure they are aware that this is in the works.

Boardmember Ward said so I have a mining study, railroad commuter parking, trash and laundry although it sounded like you answered that, the commercial traffic patterns, logistics and operation questions we asked because I think that's something that would come up at a public hearing. Mr. Contelmo said yes, the management side of things. Boardmember Ward said I like all the differences in the depth, it's a huge improvement. She said what is the start date. Mr. Contelmo said we will discuss that with the ownership group to get a better read on a schedule from them.

Boardmember Ward said what is the next thing we're supposed to do. Chairman Lowell said we moved to name ourselves lead agency pending input. Mr. Folchetti said you declared your intent to act in the August meeting and now you have to circulate the materials, but my understanding is this recent submission here from the 15<sup>th</sup> was what is going to go to the agencies so that can go out this week. He said there are a series of comments that Mr. Atkinson has put into a memo for the design professionals that have to be incorporated or discussed and the Board will go on with the process of review and comment. We will wait for the involved agency comments on your status as lead agency, he said, and obviously comments on design itself. Chairman Lowell said so we'll go on with our own review pending hearing from other agencies and then incorporate all of that. Mr. Folchetti said you should put it on for another meeting. Chairman Lowell said the materials that we have here are the ones that will be

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distributed. Mr. Folchetti said there is a submission here from just about a week ago; they updated what was given in August and that is what should go to the involved agencies.

Boardmember Foster said maybe the plans should be updated and then sent. Mr. Atkinson said I think the plans are a work in progress and they are going to continue to get revised and there will be additional comments coming from the DEP, DEC, and other agencies so what I would really like to concentrate on is the EAF review comments to ensure they get addressed and the EAF gets updated and that get sent out with the mailings. Mr. Contelmo said I think Mr. Atkinson had four or five comments on the EAF and we'll gladly make those additions or corrections tomorrow and get it back to the Village Clerk tomorrow by the end of the day so the packages would be ready to go at that point.

Chairman Lowell said all the fees and applications; everything is all set up and ready to go. Mr. Folchetti said the application was taken in so we had to have a completed application to get it on the initial agenda in August so in terms of application fees and whatnot we should not have any issue.

A member of the public, Mr. John Alcott, addressed the Board. He said I am a resident of Brewster for the last 60 years and this sounds like a great plan. He said I like a lot of what I am hearing and I realize that Main Street in Brewster needs a lot of help. He said there was a revival project by Ed Hellan back in the 80s that never got off the ground. The one concern I have, he said, I'm not one of those guys saying "Oh Bob's Diner, don't tear it down please." He said Bob's Diner is a ghost of what it once was. Main Street needs to be rehabbed, he said, and the façade looks very promising and looks pretty classy. I know the concept is to sort of create a mini-Katonah or Ridgefield, he said, a place that people really do want to come to. My one major concern, he said, is that Park Street and the buildings down there that are the historic heart and soul of Brewster will be flattened and taken down. Mr. Alcott said they're charming buildings and someone would have to dump some money into the to restore them, but we're talking about Victoria-era buildings with brick turrets, and porches. We talking about the Lobdell House, he said, which is the huge white mansion on the corner and goes back to the 1860-1870s. He said you cannot ever again find a building like that. That's what they did in Katonah and Ridgefield, he said, restored those buildings. He said I don't see why can't those particular buildings be somehow integrated into the plan. He said I don't understand why you would vanquish some of the most charming and attractive elements in a small bureau. Historically, he said, Lobdell arrives in Brewster circa 1863 and is one of the founders of Brewster with Walter Brewster and HH Wells' father. He said he was the president of the bank in the middle of the road. He said he also founded the Brewster Fire Department in 1880.

Boardmember Kulo said I would just back up a little bit and just understand that you do have to evaluate the intrinsic value of these buildings. He said I can't imagine a lot of people sharing your view on that, but you are certainly entitled to your opinion. Mr.

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Alcott said what do you mean by the intrinsic value. Boardmember Kulo said the value of a property that has significant historical record that people recognize broadly. Mr. Alcott said I understand. He said you have the mines, drovers and agriculture with the farms, and Borden on the other end. People came here because the railroad was here in 1849 and that was the heart of the Village with Park Street being the hub. I guess what I'm trying to say is I understand that something has to be done to revitalize the Village, he said, and these buildings will most likely take a lot of money to restore them but these developers have a lot of dough. If they had a little more vision, he said, integrating Victorian era buildings with their overall concept is only going to enhance the tastefulness of the whole project. He said you will have great buildings with a history that goes back 150 years. Chairman Lowell said I want to thank you for your comments, Mr. Alcott; I think you've made your point.

Boardmember Foster said is there an outdoor pool or not. Mr. Cutler said that hasn't been determined, but would be in one or the other courtyard.

Chairman Lowell said does everyone feel familiar now with the plans as they are. Boardmember Ward said I feel much more comfortable with sending out the SEQRA package with the information we have now. Yes, she said, I still think there are going to be long comment letters, but this is much more than we had and it's a way to start the process and say we will be the lead agency.

Mr. Atkinson said did you already modify the library to reflect the new library. Mr. Contelmo said I think we did, but we just got the survey this week.

Mr. Contelmo said our goal would be to be back in front of your Board at your next meeting, which would be around 30 days or thereabouts and we will have more updated information so we can continue to work with you. He said one of the things we have to sort out; there is some action by the Village Board by way of a Special Use Permit and some incentives to the zoning that will need a public hearing on that end and your Board will require a public hearing. We will talk to Mr. Folchetti about coordinating how to proceed.

Boardmember Ward said it will need to be a larger public hearing location showing the plans and the timing as well as how we will handle the traffic during construction. Mr. Folchetti said you are required to have a public hearing on the site plan and you're going to have one in all likelihood on SEQRA as well. What Mr. Contelmo is speaking of, he said, is that there may be SEUPs that the Village Board of Trustees has to issue or there may be some application for an amendment of the existing Code, which would require a public hearing. He said if they get the Special Use Permit or whatever modifications to the zoning, it's still subject to your site plan approval. Boardmember Ward said I guess we need for the boards to understand – this is the process that we're going through as a whole. So, we're declaring lead agency and then the information that should come back and we should say OK that's the first step and these are the other steps that we're expecting to go through, she said. We need to receive all the

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responses from the agencies that need to have input and those applications will take time she said. Mr. Folchetti said you want to have the public hearing and as close to a completed application as you possibly can incorporating comments of your consulting engineer and all of the involved agencies. You can incorporate Zoom into this, he said, as the legislature went back to actually being able to have meetings only remote for the next four months. Chairman Lowell said will they be able to participate when on Zoom. Mr. Folchetti said they get to participate when there is a public hearing, but to me the participation is the ability to view it as the comments are being addressed and as the concepts are being discussed. Boardmember Ward said offering Zoom also says we're reaching out to the public in as many methods as possible so that the public has been notified. It would be good to use various ways to inform the public because we are changing the face of Main Street, she said, and we want to make sure if someone has something to say they have been heard.

Boardmember Ward said Mr. Folchetti, is there anything we need to do. Mr. Folchetti said you should schedule your next meeting, which should be October 19. Boardmember Foster said does anyone have any questions for the Board. Mr. Contelmo said no, but our team will correspond with Mr. Folchetti and the Mayor just to make sure we understand the process in terms of coordination with public hearings for site plan and subdivision with this Board. He said the Special Use Permit by the Village Board will require a public hearing and I think there's an incentive portion to that B1 corner that also requires a public hearing by way of the Village Board. Mr. Contelmo said I have one final comment: we're building on a plan that's been worked on for 10 years to basically re-develop that corner and we're doing it in a fashion that was envisioned. This is a continuation or maybe final piece of it, he said, and it's certainly important to include the public and follow procedure but the idea of what was going to happen here came way before us. He said we will provide you with all the detail and backup to make sure it's right.

The Minutes of May 18, 2021 were reviewed and Boardmember Ward questioned whether 28 Eastview was a coordinated review or uncoordinated review. Mr. Atkinson said it was determined that because only the Town of Southeast was involved it would be an uncoordinated review. Boardmember Ward said we will need the last name of Mohammed. Mr. Atkinson said he would look through his emails. Chairman Lowell said on the last page the minutes of March 16 as addended were discussed. Ms. Chiudina said that was the one that we added what Boardmember New had said. Chairman Lowell made a motion to approve the Minutes of May 18, 2021 as reviewed and amended, seconded by Boardmember Foster and passed all in favor.

The Minutes of July 20, 2021 were discussed. Chairman Lowell add "applicant" to the 4<sup>th</sup> line of the first paragraph of the discussion on 530 North Main Street. Boardmember Ward made a motion to approve the Minutes of July 20, 2021 as discussed, seconded by Chairman Lowell, and passed all in favor.

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The Minutes of August 17, 2021 were discussed. Chairman Lowell said page 7 paragraph 4, change "whole" to "hold." Chairman Lowell made a motion to accept the August 17, 2021 Minutes as amended, seconded by Boardmember Kulo and passed all in favor.

**NEW BUSINESS:**

Boardmember Ward said we need to know dates of training. Chairman Lowell said it hasn't been set yet.

Boardmember Foster said my new business is a concern about these meetings are allowed to be held via Zoom again per the Governor's edict and I would prefer to do these Zoom for safety reasons. Chairman Lowell said Mr. Folchetti, what is the rule on Zoom meetings; can you have partial attendance. Mr. Folchetti said you're permitted now to do video conference, teleconference meetings from now until January 15 at least exclusively. He said if you are going to conduct the meetings by Zoom as opposed to meeting here; you have to give a time, date, and location for the meeting. If you say here, he said, then everyone has to be here. If you say the meeting is going to be Zoom then you can do that and be some can be here, but you have to describe a time, date, and location of your meeting. The minute you say it's in person everyone has to be here, he said. If you are advertising as an in-person meeting everyone has to be here, he said. Chairman Lowell said so it's all a question of how you notice it. If you don't notice it has taking place at 50 Main Street and you notice it as taking place on Zoom and everyone is here except for a few people out in space and they can participate. Mr. Folchetti said no one can participate unless there is a public hearing so I'm going to caution you on this. He said remember the applicant has interest here and I understand you want to include the public, but the applicant is here making his pitch and thinking if they're going to let people speak before it's their turn to speak, they can become aggrieved by that. I would caution you to wait for a public hearing to allow public comment, he said. Boardmember Ward said Mr. Alcott could write a letter to the Planning Board outside of a public hearing. Mr. Folchetti said I'm not sure that you would consider the letter until such time as you're conducting a public hearing. Mr. Folchetti said is the answer that you would like to have Boardmember Foster attend remotely. Chairman Lowell said that's what Boardmember Foster would like to do. Mr. Folchetti said I'll look into a way to do it. Boardmember Ward said something this big we need to be in person and the public can attend by Zoom and communicate by Zoom when we're having a public hearing. Mr. Atkinson said if it was me, I would create a website to upload the plans to and have them available for anyone to see at any time. Boardmember Ward said it would be good to have a link on the Village webpage that has the most up to date information on this project.

Boardmember Kulo made a Motion to adjourn the meeting, seconded by Boardmember Ward, and passed all in favor.